



Downtown Columbia Fiscal Impact Analysis

Fiscal Impact Results

October 23, 2009

**Prepared by:
Howard County Department of Planning and Zoning
Division of Research**

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I. Executive Summary

A fiscal impact analysis has been conducted for the potential future development in Downtown Columbia. This type of study measures the likely impacts a development project has on a jurisdiction's budget. In this case, it measures the Howard County General Fund costs incurred and revenues generated by various development scenarios in downtown Columbia as it is built out over time. Revenues and costs from new residential, office, retail and hotel construction have been analyzed over a 30 year development timeframe. Both near term and longer term fiscal results are summarized. All General Fund *operating and capital costs* have been taken into consideration.

The fiscal impact results discussed in this report are in current fixed dollars and do not include inflation. By not including inflation and using current dollars, the results are easier to interpret and are generally a more accurate reflection of costs relative to revenues based on a *snapshot in time*. The current FY10 budget is used as a base line and *current levels of service* are assumed. For example, the FY10 General Fund park budget of \$13.04 million is divided by the current population of 284,952 to derive a factor of \$45.76 per person. This cost factor is applied to future residents from the new Downtown Columbia development.

All of the cost and revenue assumptions are discussed in a separate Cost, Revenues & Development Assumptions Document. Please refer to that document for details on the methodologies, cost and revenues factors, development makeup and timing, demographic and all other assumptions used. This detailed document is provided so that all assumptions are communicated and transparent. As indicated above, the assumptions are based on current levels of service, as these levels are known and can be measured and are representative of the way things are now in the County.

A total of 8 scenarios have been analyzed as outlined in the table below. The scenarios are broken down into pairs, analyzing the fiscal impacts resulting from differing student generation rates, market values and moderate and middle income housing unit assumptions. The second table below shows the type and amount of development. Please refer to the companion Cost, Revenues & Development Assumptions Document for further details.

Columbia Town Center Fiscal Analysis General Scenarios Analyzed

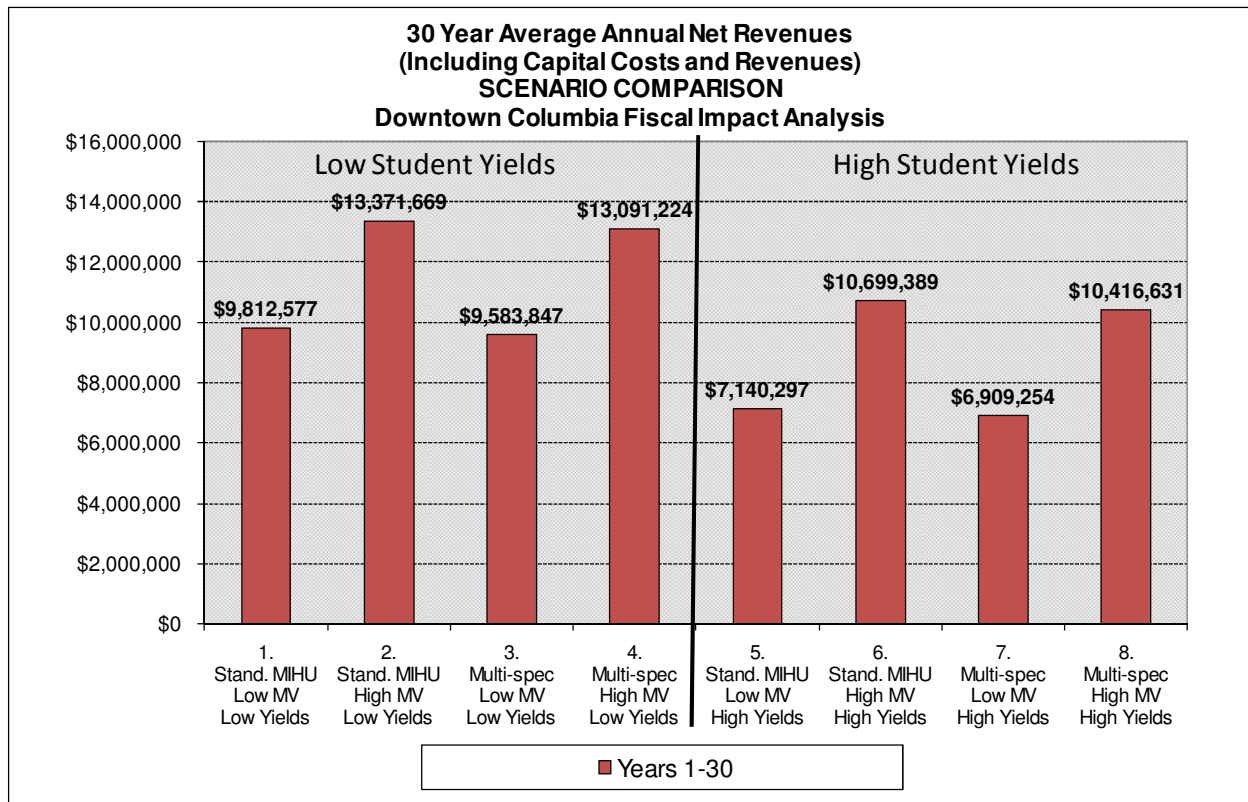
Low Student Generation Yields		Low	High
		Market Value	Market Value
Standard MIHU (15% MIHU)		1	2
Multi-Spectrum (15% MIHU, 10% Middle)		3	4

High Student Generation Yields		Low	High
		Market Value	Market Value
Standard MIHU (15% MIHU)		5	6
Multi-Spectrum (15% MIHU, 10% Middle)		7	8

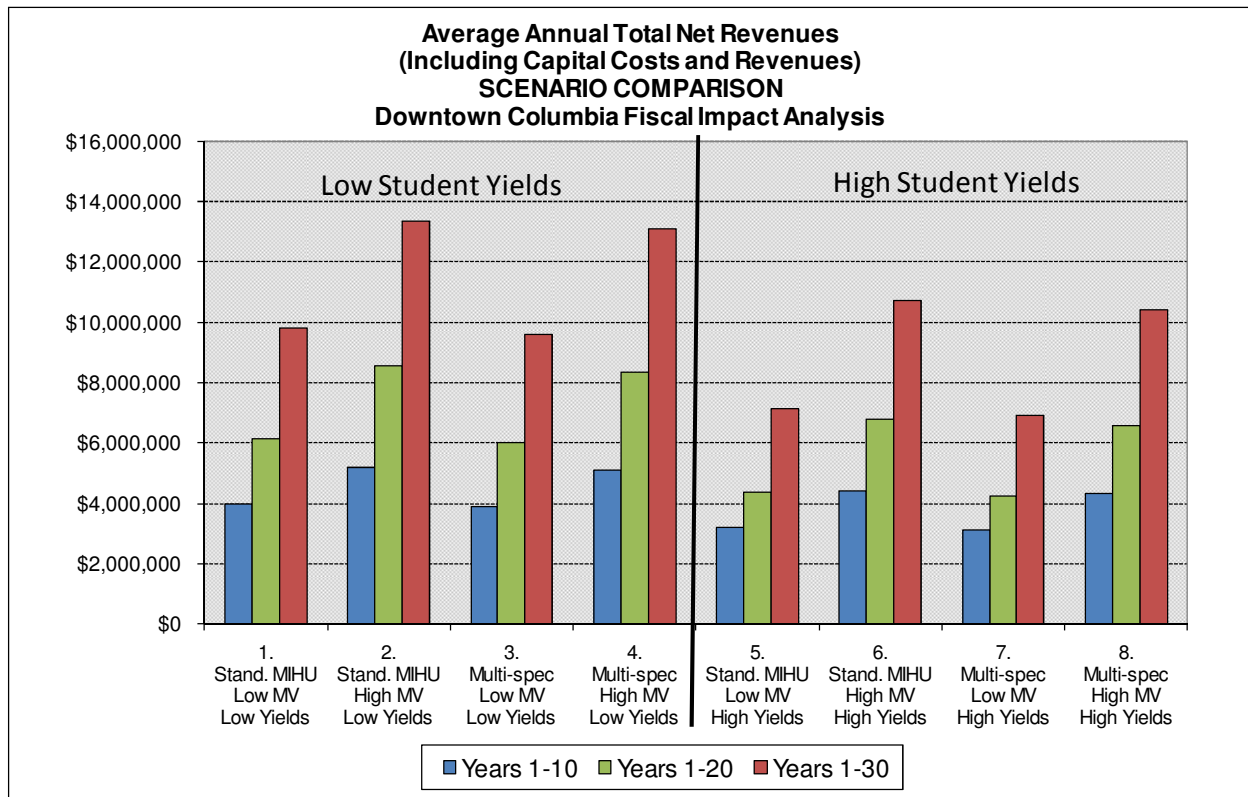
**Columbia Town Center Fiscal Analysis
Development Scenarios**

Residential Units	Standard MIHU		Multi-Spectrum	
	Number	Percent	Number	Percent
Market Condo Apt.	1,870	34%	1,643	30%
MIHU Condo Apt.	330	6%	330	6%
Middle Condo Apt.	0	0%	230	4%
Market Rental Apt.	2,804	51%	2,471	45%
MIHU Rental Apt.	496	9%	496	9%
Middle Rental Apt.	0	0%	330	6%
TOTAL	5,500	100%	5,500	100%
Non-Residential SF				
Office sq. ft.	4,300,000		4,300,000	
Retail sq. ft.	1,250,000		1,250,000	
Hotel	448,640 sq. ft. - 640 rooms		448,640 sq. ft. - 640 rooms	

The chart below summarizes the results showing the average annual net revenues over the 30 year development timeframe. Of all eight scenarios, Scenario 2 (low student yields, standard 15% MIHU and high market values) generates the greatest in average annual net revenues at around \$13.4 million. Scenario 7 generates the least at \$6.9 million in average annual net revenues.



The chart below shows the same comparison, but also includes the 10 and 20 year average annual results. For the 10 and 20 year results, the same pattern emerges with Scenario 2 generating the greatest in net revenues and Scenario 7 the least. A clear pattern is apparent with increasing net revenues over time as the development proceeds.



For Scenario 2, by year 30, total net revenues are estimated to be \$49.6 million and total costs \$20.2 million. This results in \$29.4 million in annual net revenues to the County. As indicated previously, over the entire 30 year development time frame, the *average annual* net revenues amount to \$13.4 million. To put this amount into perspective, this net amount is about 1.6% of the current \$820 million General Fund budget.

There are several main reasons for the results:

- 1) The County collects a significant amount of one-time revenues from new construction including transfer and excise taxes (for school and road construction) and recordation fees. For example, a new 1,200 square foot market rate condo apartment will generate more than \$9,100 in one-time revenues.
- 2) The market values of the projected commercial development in Downtown are higher than the current Countywide average. Given that property tax revenues make up almost 52% of the current General Fund budget, these higher values have a large positive impact.

- 3) Based on current levels of service, the school impacts (which represent 60% of the current budget costs) are relatively low given the low yields from higher density development in a downtown mixed use environment.

It should be noted that this analysis assumes that there are no developer contributions (other than the existing County-mandated excise and transfer tax requirements) for major capital infrastructure such as roads or schools (or land for a school). The analysis also assumes no Tax Increment Financing (TIF) agreement between the County and the developer for parking garages or other potentially shared infrastructure. If a TIF were to be included, then a portion of property taxes (depending on how the TIF was structured) generated from the development would go towards the shared infrastructure and not into the General Fund.

It should also be noted that only the General Fund has been analyzed. The General Fund is the largest portion of the budget where general tax revenues, such as income and property taxes, are collected, and where general expenditures such as the County's costs for education, police, snow removal, and libraries are made. Other special revenue funds, which collect funds used for a specific purpose, such as the Water and Sewer Fund, are not included in the analysis. Another example is the Self Sustaining Recreation Program Fund, which recovers costs through fees for programs. Generally, these funds are designed to raise revenues directly to cover associated costs.

II. Fiscal Impact Results

A. Average Annual Results – Scenario Comparisons

The table below summarizes the *average annual* fiscal results for the first 4 scenarios for various time periods. All operating and capital costs and revenues are included. These first 4 scenarios represent all the scenarios using the low student yield assumption. Scenario 2, which assumes the high market values and the standard 15% MIHU program, generates the most in net revenues. For this scenario, over the entire 30 year development period, a total of \$13.4 million in average annual net revenues would be generated. Scenario 4 generates a slightly lower annual average of \$13.1 million. Scenarios 1 and 3 generate about \$3.5 million less in average annual net revenues over 30 years, with \$9.8 million and \$9.6 million respectively.

30 Year Average Annual Fiscal Results - Scenario Comparison
Downtown Columbia Fiscal Impact Analysis - LOW STUDENT YIELDS

Scenario	Total Revenues	Total Costs	Net Revenues
1. Stand. MIHU, Low MV	\$22,761,516	\$12,948,939	\$9,812,577
2. Stand. MIHU, High MV	\$26,320,608	\$12,948,939	\$13,371,669
3. Multi-spec, Low MV	\$22,532,682	\$12,948,835	\$9,583,847
4. Multi-spec, High MV	\$26,040,058	\$12,948,835	\$13,091,224

20 Year Average Annual Fiscal Results - Scenario Comparison
Downtown Columbia Fiscal Impact Analysis -- LOW STUDENT YIELDS

Scenario	Total Revenues	Total Costs	Net Revenues
1. Stand. MIHU, Low MV	\$15,522,464	\$9,374,796	\$6,147,668
2. Stand. MIHU, High MV	\$17,916,583	\$9,374,796	\$8,541,786
3. Multi-spec, Low MV	\$15,376,333	\$9,376,884	\$5,999,449
4. Multi-spec, High MV	\$17,736,339	\$9,376,884	\$8,359,455

10 Year Average Annual Fiscal Results - Scenario Comparison
Downtown Columbia Fiscal Impact Analysis -- LOW STUDENT YIELDS

Scenario	Total Revenues	Total Costs	Net Revenues
1. Stand. MIHU, Low MV	\$8,008,676	\$4,020,813	\$3,987,863
2. Stand. MIHU, High MV	\$9,211,041	\$4,020,813	\$5,190,229
3. Multi-spec, Low MV	\$7,931,218	\$4,018,122	\$3,913,096
4. Multi-spec, High MV	\$9,116,179	\$4,018,122	\$5,098,057

The table below summarize the results for Scenarios 5 through 8, which represent all scenarios assuming high student yields. Of these, Scenario 6 generates the greatest amount in 30 year annual average net revenues at \$10.7 million. This is followed by Scenario 8 which comes in at a slightly less \$10.4 million. Scenarios 5 and 7 result in 30 year average annual net revenues of \$10.4 million and \$7.1 million, respectively.

30 Year Average Annual Fiscal Results - Scenario Comparison
Downtown Columbia Fiscal Impact Analysis - HIGH STUDENT YIELDS

Scenario	Total Revenues	Total Costs	Net Revenues
5. Stand. MIHU, Low MV	\$22,761,516	\$15,621,219	\$7,140,297
6. Stand. MIHU, High MV	\$26,320,608	\$15,621,219	\$10,699,389
7. Multi-spec, Low MV	\$22,532,682	\$15,623,427	\$6,909,254
8. Multi-spec, High MV	\$26,040,058	\$15,623,427	\$10,416,631

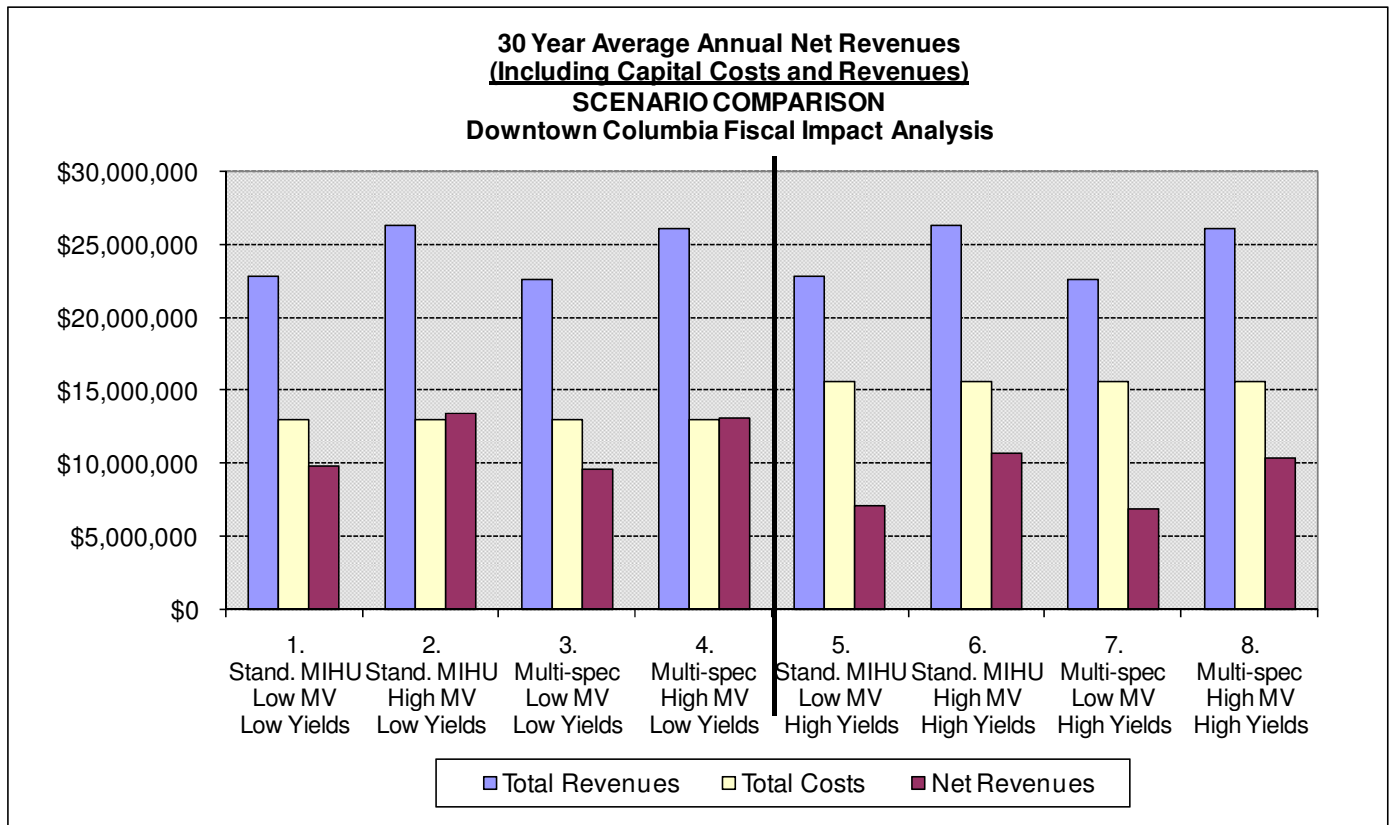
20 Year Average Annual Fiscal Results - Scenario Comparison
Downtown Columbia Fiscal Impact Analysis -- HIGH STUDENT YIELDS

Scenario	Total Revenues	Total Costs	Net Revenues
5. Stand. MIHU, Low MV	\$15,522,464	\$11,138,876	\$4,383,588
6. Stand. MIHU, High MV	\$17,916,583	\$11,138,876	\$6,777,707
7. Multi-spec, Low MV	\$15,376,333	\$11,143,728	\$4,232,605
8. Multi-spec, High MV	\$17,736,339	\$11,143,728	\$6,592,611

10 Year Average Annual Fiscal Results - Scenario Comparison
Downtown Columbia Fiscal Impact Analysis -- HIGH STUDENT YIELDS

Scenario	Total Revenues	Total Costs	Net Revenues
5. Stand. MIHU, Low MV	\$8,008,676	\$4,808,278	\$3,200,398
6. Stand. MIHU, High MV	\$9,211,041	\$4,808,278	\$4,402,763
7. Multi-spec, Low MV	\$7,931,218	\$4,805,588	\$3,125,630
8. Multi-spec, High MV	\$9,116,179	\$4,805,588	\$4,310,591

The chart below shows the results in the tables above in graphical format.



The following major conclusions can be drawn from the above results:

- As would be expected, market values have the biggest impact on the results with the high market value assumption generating about \$3.5 million more annually on average over 30 years compared to the low market value assumption.
- Student yields have the next greatest impact. If high student yields are assumed the 30 net averages amount to about \$2.7 million less compared to the low student yield scenarios.
- The differential in fiscal results between the standard 15% MIHU assumption and the multi-spectrum housing assumption (which assumes an additional 10% middle income housing component) is minimal. Multi-spectrum housing, as defined here, results in only a few hundred thousand dollars less in annual revenues. This is because it only impacts 10% of the units and the values of those units are not significantly less than the market rate units.

- Overall, net revenues increase as the development progresses over 30 years. This is a direct result of the high density mixed use project being a net positive to the County from a fiscal perspective. So as more housing and more commercial space is built, the net revenues increase over time. (Refer to Part B for more details on the annual results.)

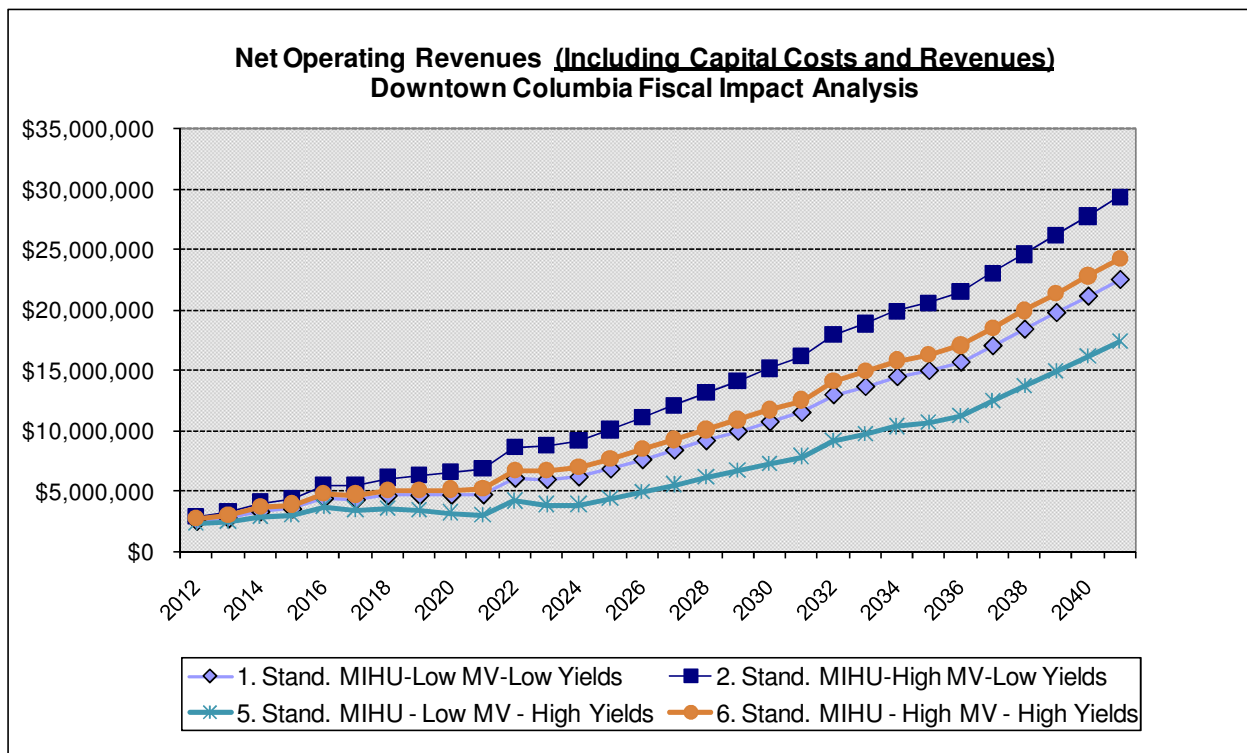
The main reasons for the results include:

- 1) ***The relatively high assessed values of the planned commercial space in Downtown Columbia.*** The average assessed value of the future commercial development in Downtown Columbia, totaling almost 6 million square feet (including the proposed hotels), is \$221 per square foot. This compares to an estimated \$102 per square foot on average for all existing commercial space in the County. Much of this includes existing manufacturing and warehouse space which is assessed at a lower rate than office and retail space, in general.
- 2) ***The ratio of commercial to residential assessment is higher in the proposed development compared to the current countywide ratio.*** Currently, residential land uses comprise 84.7% of the total assessed value in the County. Commercial land uses account for 14.3% of the total, and remaining 1.0% is from agricultural land uses. The percentages for Scenario 2, for example, are 53% residential and 47% commercial. Hence, the future commercial development in Columbia has a relatively greater impact on the property tax base of the County compared to the current countywide average. Given that the average assessed value of the future commercial space in Downtown Columbia is higher than the current countywide average (point 1 above), this impact is all that much more pronounced.
- 3) ***The County also collects a significant amount of one-time revenues from new construction including transfer and excise taxes and recordation fees.*** The transfer tax and recordation fees are based on sales value, whereas the excise taxes are based on size of unit (the \$1.14 per square foot charge for school construction and the \$0.95 per square foot for roads). For example, a new 1,200 square foot \$440,000 market rate condo unit will generate more than \$9,100 in one-time transfer, excise tax and recordation tax revenues. These revenues, excluding the school excise tax, are also collected on new commercial construction.
- 4) ***For the FY10 budget, public school operating costs account for 56% of all General Fund costs.*** Including the debt service to pay off school construction bonds, the total cost is about 60%. All of the units proposed in Downtown Columbia are condo and rental apartments. Given that these units have relatively low student yields compared much larger single family detached and townhouse units, the associated school costs and resulting impact on the overall budget are relatively low for these housing products.

B. Annual Results – Scenario Comparisons

The charts below summarize the annual results over the 30 year analysis period. All eight scenarios generate positive results and a clear pattern is apparent – more development generates more in positive net revenues. The annual level of net revenues generally increases each year over the 30 year development time frame as construction continues, and this increase is greatest for Scenario 2 compared to the others scenarios.

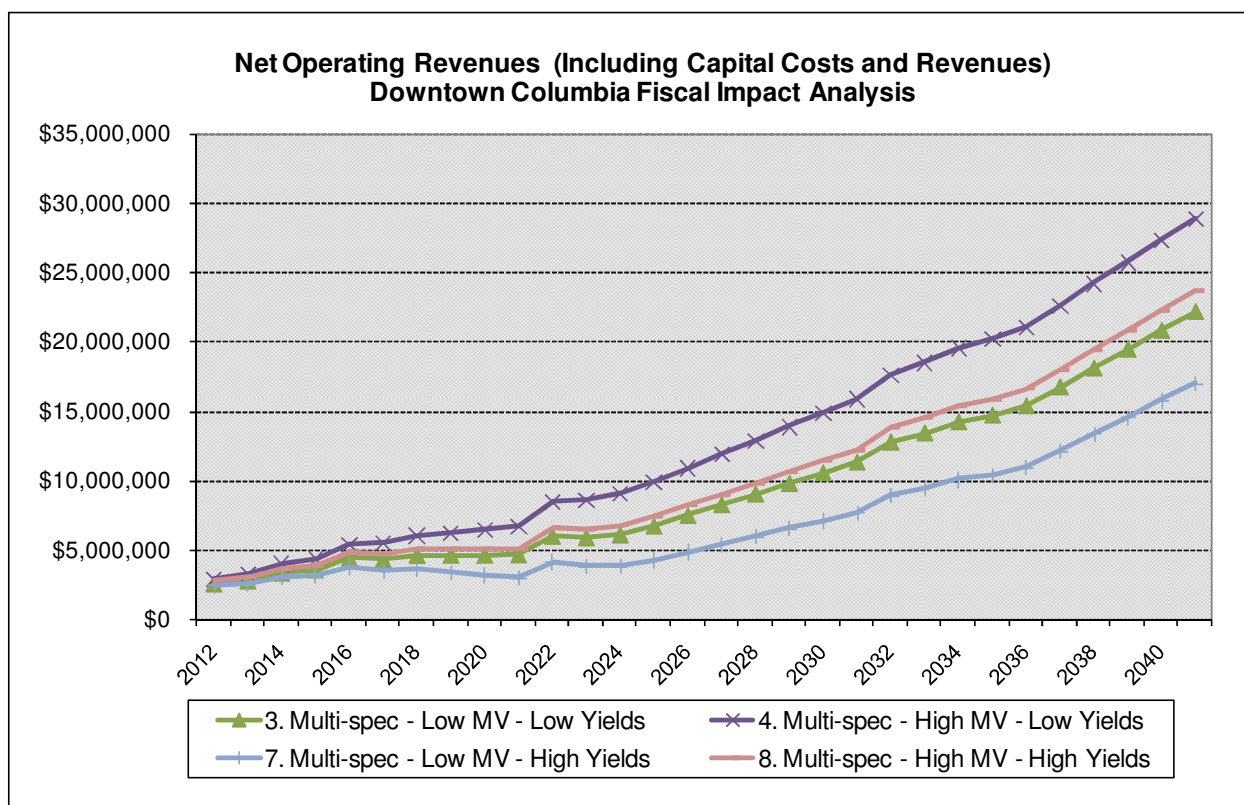
The first chart shows the results for Scenarios 1, 2, 5 and 6, which all include the standard 15% MIHU assumption. The second chart shows Scenarios 3, 4, 7 and 8, which include the 15% MIHU plus 10% middle income unit assumption. *Total annual net revenues* (total revenues minus total costs including all capital related revenues and costs) are shown. Capital costs includes costs for schools, roads and all other public facilities as described in the Cost, Revenues & Development Assumptions Document. Capital revenues include those revenues dedicated to pay for capital facilities including the school and road excise taxes and portions of the 1% transfer tax. Any excess debt service not covered by the capital revenues is then subsidized by the General Fund.



Net revenues occur for all years for all scenarios, increasing as the development proceeds over time. Similar to the average annual results discussed in the section above, Scenario 2 produces the greatest results followed by Scenarios 4, 6, 8, 1, 3, 5, and 7 respectively. The annual difference in net results between those reflected in the chart above (standard 15% MIHU) are

relatively small compared to the results shown in the chart below (standard 15% MIHU plus 10% middle income units).

For all scenarios the net revenues increase at a faster rate after the first 10 years of the 30 year development timeframe as the commercial development increases. Please refer to the Cost, Revenues & Development Assumptions Document, beginning on Page 6, for the details on project phasing. Net revenues increase at a slightly steeper rate after year 20 given that the initial debt service for the 20 year bonds associated with school and road construction are paid off over time.



At the end of the development phase, annual net revenues range from a low of \$17 million for Scenario 7 to a high of \$29.4 million for Scenario 2. This is summarized in the table below and represents between 2.1% and 3.6% of the \$820 million FY10 General Fund budget in current dollars.

**Annual Net Revenues in Year 30 - Scenario Comparison
Downtown Columbia Fiscal Impact Analysis**

Scenario	Net Revenues
2. Stand. MIHU, High MV, Low Stud. Yields	\$29,390,233
4. Multi-spec, High MV, Low Stud. Yields	\$28,839,911
6. Stand. MIHU, High MV, High Stud. Yields	\$24,254,708
8. Multi-spec, High MV, High Stud. Yields	\$23,704,386
1. Stand. MIHU, Low MV, Low Stud. Yields	\$22,596,815
3. Multi-spec, Low MV, Low Stud. Yields	\$22,146,370
5. Stand. MIHU, Low MV, High Stud. Yields	\$17,461,289
7. Multi-spec, Low MV, High Stud. Yields	\$17,010,845

C. Scenario 2 Results – Further Details

The tables and charts below summarize the more detailed results for Scenario 2, which assumes the high range for market values, 15% MIHU units, and the low student yields. Operating and capital costs and revenues are shown rather than only the net results discussed above. An explanation of the results is also included.

The table on the next page shows the annual as well as the average annual results for each of the cost and revenue line items. The results are shown for each of the 30 years in the analysis period. The following summarizes some of the major impacts:

1. Operating revenues increase over time as the project proceeds over 30 years from 2012 to 2041. The rate of revenue growth increases slightly after 2021 as the amount of commercial development increases and slows slightly after 2031 when the commercial development decreases. By the end of the 30 year development phase, about \$47.8 million in operating revenues are anticipated to be collected annually (in current dollars).
2. Operating costs increase over time as more units and commercial space get built. By the end of the development phase, about \$15 million in General Fund operating dollars are spent annually to service the development. This does not include capital expenditures (discussed in point 4 below).
3. A significant amount of capital related revenues are collected during construction. This includes the transfer tax, and road and school excise taxes and ranges from a low of \$707,207 in year 3 to a high of \$1.8 million in year 30. On average, \$1.4 million per year are generated totaling almost \$43.5 million over the 30 year timeframe. At the end of the development phase, these revenues will diminish with only the transfer tax revenues collected from re-sales of existing units.
4. Similar to operating costs, capital costs also increase over time as the development proceeds primarily due to growing debt service payments. These debt service payments, the majority

of which is for the major road projects, are based on 20 year bonds. There are also some other county related debt service payments and pay-as-you-go capital payments based on a level of service associated with the current budget. Starting in year 6 of the development phase, capital revenues are not sufficient to pay for capital costs. Hence, the net revenues from operations are necessary to pay for these expenditures. This is the way the fiscal structure in the County currently works with General Obligation bonds being paid for with general county revenues (the majority of which comes from property and income taxes).

The table below also shows the average annual results for various time periods – years 1 to 5, years 6 to 10, years 1 to 10, years 1 to 20 and years 1 to 30. From years 1 to 5, about \$4.0 million in average annual net revenues are generated. For years 1 to 10 a higher average of \$5.2 million are generated. For years 1 to 20 the average is \$8.5 million. For years 1 to 30, the average is \$13.4 million. This is an indication that increasing development in Downtown Columbia increasingly benefits the county from a fiscal standpoint.

**Howard County General Fund Net Revenues -- Scenario 2
Downtown Columbia Fiscal Impact Analysis**

YEAR ==>	1	2	3	4	5	6	7	8	9	10	11
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
OPERATING											
Operating Revenues	\$2,670,906	\$3,718,532	\$4,952,104	\$5,757,922	\$7,091,914	\$8,338,119	\$9,969,493	\$11,514,844	\$13,060,195	\$14,605,546	\$17,579,804
Operating Costs	\$455,885	\$857,534	\$1,259,184	\$1,579,055	\$2,009,788	\$2,440,521	\$2,978,515	\$3,516,508	\$4,054,502	\$4,592,495	\$5,220,607
Net Operating Revenues	\$2,215,021	\$2,860,998	\$3,692,920	\$4,178,867	\$5,082,126	\$5,897,598	\$6,990,978	\$7,998,336	\$9,005,693	\$10,013,051	\$12,359,196
CAPITAL											
Revenues											
Transfer Tax (1)	\$258,304	\$275,524	\$292,744	\$309,965	\$441,675	\$466,528	\$603,035	\$635,331	\$667,628	\$699,924	\$692,935
Road Excise Tax	\$487,385	\$320,897	\$320,897	\$240,752	\$312,199	\$312,199	\$383,646	\$383,646	\$383,646	\$383,646	\$647,109
School Excise Tax	\$156,491	\$156,491	\$156,491	\$156,491	\$225,127	\$225,127	\$293,764	\$293,764	\$293,764	\$293,764	\$270,427
Total Capital Revenues	\$902,180	\$752,912	\$770,133	\$707,207	\$979,001	\$1,003,853	\$1,280,444	\$1,312,740	\$1,345,037	\$1,377,333	\$1,610,472
Costs											
HCPSS Debt Service	\$27,295	\$54,589	\$81,884	\$109,178	\$148,683	\$188,189	\$239,426	\$290,663	\$341,900	\$393,137	\$440,304
Community College Debt Service	\$3,750	\$7,499	\$11,249	\$14,999	\$20,405	\$25,811	\$32,819	\$39,827	\$46,835	\$53,843	\$60,305
Project Specific Road Capital	\$74,904	\$110,963	\$110,963	\$110,963	\$110,963	\$775,904	\$1,440,844	\$2,105,784	\$2,770,725	\$3,435,665	\$4,100,605
Other County Debt Service	\$56,270	\$105,999	\$155,728	\$194,160	\$242,535	\$290,910	\$349,067	\$407,224	\$465,381	\$523,537	\$608,432
Pay-As-You-Go Capital Costs	\$10,060	\$18,918	\$27,776	\$34,559	\$43,045	\$51,532	\$61,697	\$71,862	\$82,027	\$92,192	\$107,310
Total Capital Costs	\$172,278	\$297,969	\$387,600	\$463,859	\$565,632	\$1,332,346	\$2,123,853	\$2,915,360	\$3,706,868	\$4,498,375	\$5,316,956
Net Capital Revenues	\$729,901	\$454,943	\$382,532	\$243,348	\$413,368	(\$328,493)	(\$843,409)	(\$1,602,620)	(\$2,361,831)	(\$3,121,041)	(\$3,706,484)
TOTAL NET REVENUES	\$2,944,922	\$3,315,941	\$4,075,452	\$4,422,215	\$5,495,494	\$5,569,106	\$6,147,569	\$6,395,716	\$6,643,862	\$6,892,009	\$8,652,712

(1) Includes Transfer Tax revenues for School Land Acquisition & Construction, Park Construction & Development, Housing & Community Development. Does not include portion for the Agricultural Land Preservation Fund.

**Howard County General Fund Net Revenues -- Scenario 2
Downtown Columbia Fiscal Impact Analysis**

YEAR ==>	13	14	15	16	17	18	19	20	21	22	23
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
OPERATING											
Operating Revenues	\$21,067,356	\$22,618,015	\$24,258,529	\$25,899,043	\$27,539,558	\$29,180,072	\$30,820,586	\$32,461,101	\$34,747,378	\$36,325,821	\$38,008,393
Operating Costs	\$6,368,361	\$6,887,557	\$7,406,726	\$7,925,908	\$8,445,091	\$8,964,273	\$9,483,456	\$10,002,638	\$10,577,478	\$11,121,928	\$11,666,378
Net Operating Revenues	\$14,698,995	\$15,730,458	\$16,851,803	\$17,973,135	\$19,094,467	\$20,215,799	\$21,337,131	\$22,458,463	\$24,169,900	\$25,203,893	\$26,342,015
CAPITAL											
Revenues											
Transfer Tax (1)	\$752,290	\$781,967	\$811,645	\$841,322	\$871,000	\$900,677	\$930,355	\$960,032	\$971,802	\$1,000,286	\$1,028,769
Road Excise Tax	\$480,622	\$427,015	\$427,015	\$427,015	\$427,015	\$427,015	\$427,015	\$427,015	\$427,015	\$428,588	\$428,588
School Excise Tax	\$270,427	\$270,427	\$270,427	\$270,427	\$270,427	\$270,427	\$270,427	\$270,427	\$259,445	\$259,445	\$259,445
Total Capital Revenues	\$1,503,339	\$1,479,410	\$1,509,088	\$1,538,765	\$1,568,442	\$1,598,120	\$1,627,797	\$1,657,475	\$1,753,069	\$1,688,319	\$1,716,803
Costs											
HCPSS Debt Service	\$534,638	\$581,805	\$628,971	\$676,138	\$723,305	\$770,472	\$817,639	\$864,806	\$882,763	\$900,720	\$918,677
Community College Debt Service	\$73,229	\$79,691	\$86,153	\$92,615	\$99,077	\$105,539	\$112,001	\$118,463	\$124,633	\$130,804	\$136,975
Project Specific Road Capital	\$5,430,486	\$5,430,486	\$5,430,486	\$5,430,486	\$5,430,486	\$5,430,486	\$5,430,486	\$5,430,486	\$5,355,582	\$5,319,523	\$5,319,523
Other County Debt Service	\$765,140	\$835,942	\$906,744	\$977,547	\$1,048,349	\$1,119,152	\$1,189,954	\$1,260,756	\$1,329,721	\$1,394,999	\$1,460,277
Pay-As-You-Go Capital Costs	\$135,142	\$147,670	\$160,199	\$172,728	\$185,256	\$197,785	\$210,314	\$222,842	\$235,055	\$246,590	\$258,125
Total Capital Costs	\$6,938,634	\$7,075,594	\$7,212,554	\$7,349,514	\$7,486,473	\$7,623,433	\$7,760,393	\$7,897,353	\$7,927,753	\$7,992,635	\$8,093,576
Net Capital Revenues	(\$5,435,295)	(\$5,596,184)	(\$5,703,466)	(\$5,810,749)	(\$5,918,031)	(\$6,025,313)	(\$6,132,596)	(\$6,239,878)	(\$6,174,684)	(\$6,304,316)	(\$6,376,773)
TOTAL NET REVENUES	\$9,263,700	\$10,134,274	\$11,148,337	\$12,162,386	\$13,176,436	\$14,190,485	\$15,204,535	\$16,218,585	\$17,995,216	\$18,899,577	\$19,965,242

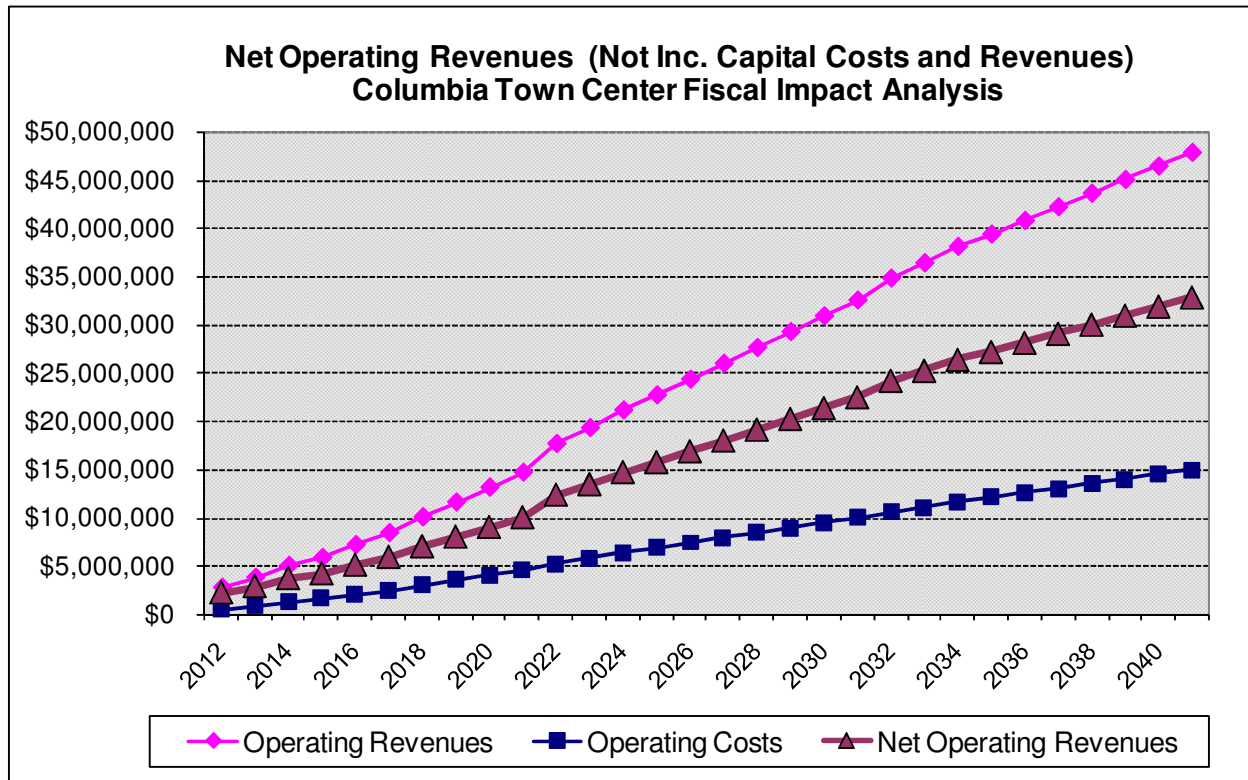
(1) Includes Transfer Tax revenues for School Land Acquisition & Construction, Park Construction & Development, Housing & Community Development. Does not include portion for the Agricultural Land Preservation Fund.

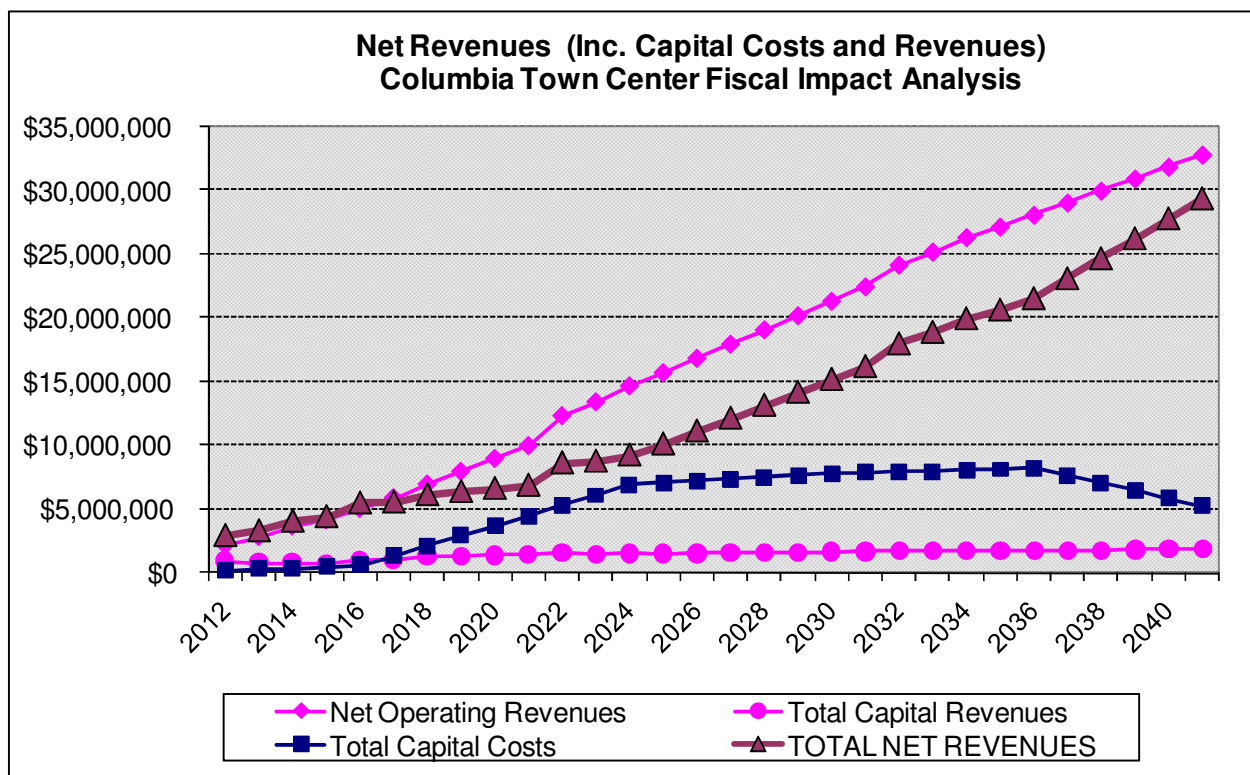
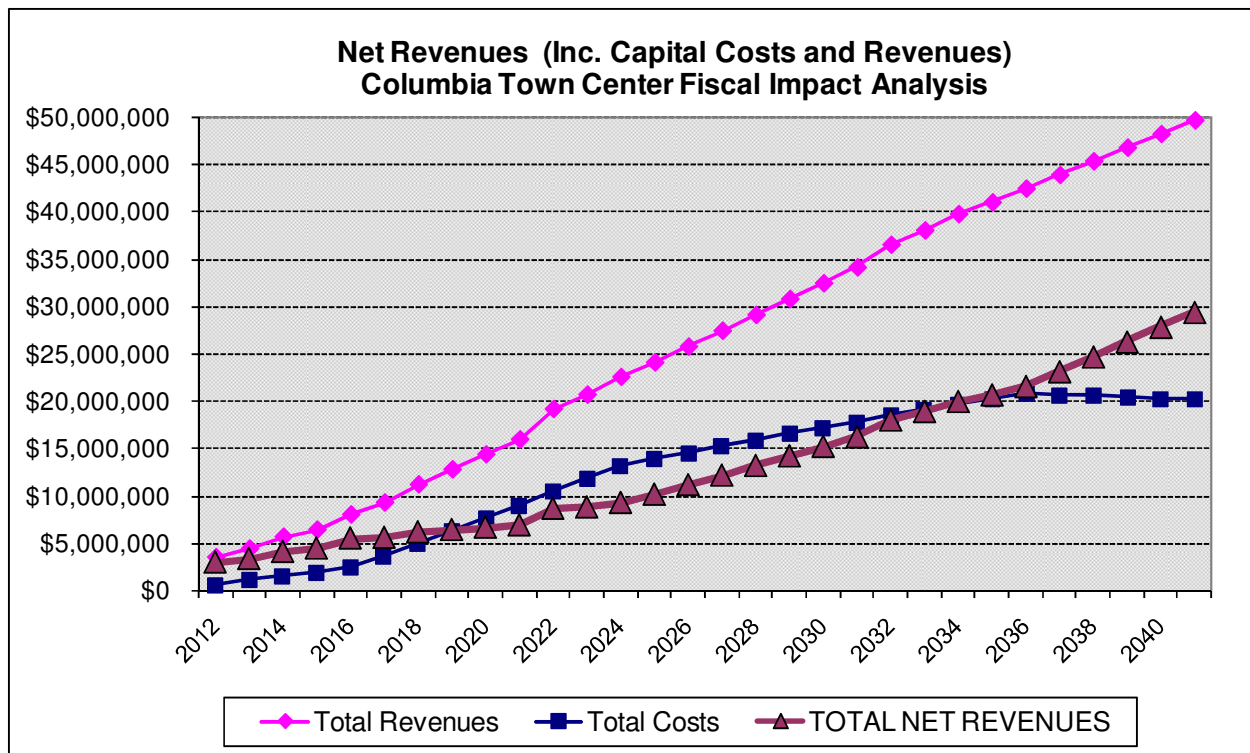
Howard County General Fund Net Revenues -- Scenario 2
Downtown Columbia Fiscal Impact Analysis

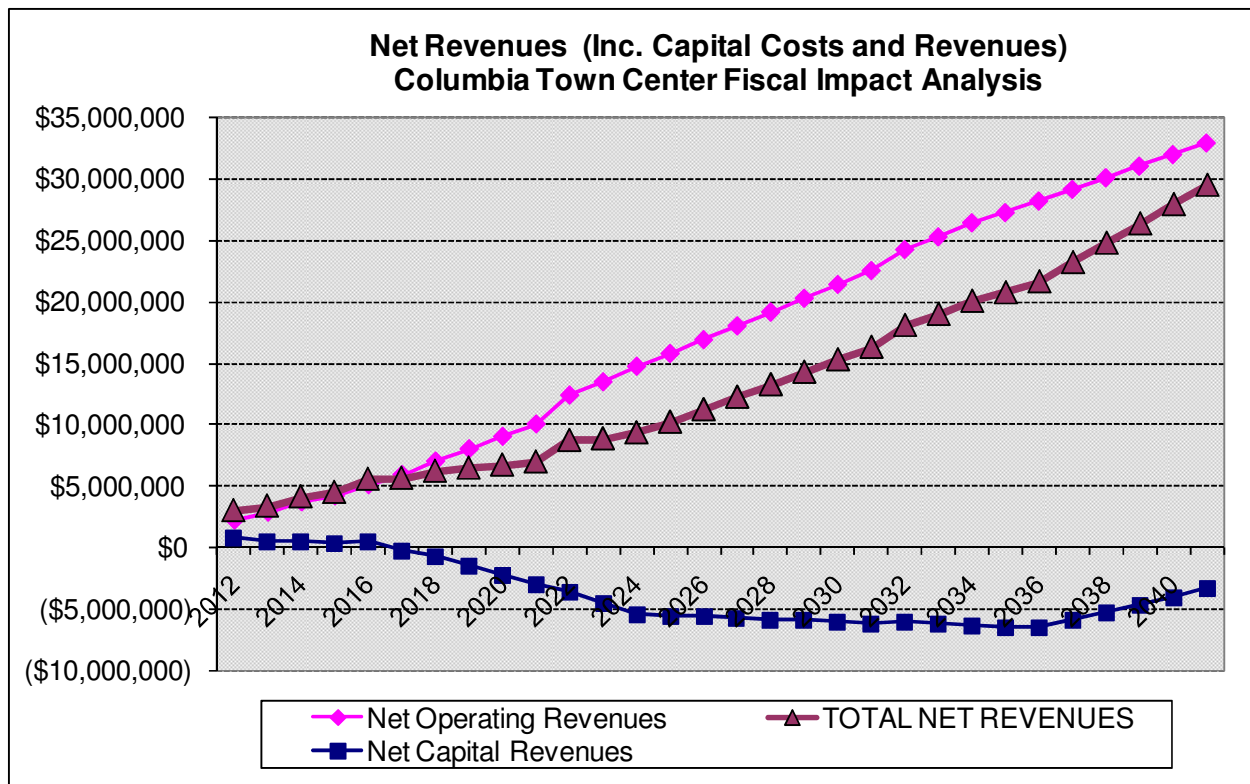
YEAR ==>	24 2035	25 2036	26 2037	27 2038	28 2039	29 2040	30 2041	Average Years 1-5	Average Years 6-10	Average Years 11-15	Average Years 16-20	Average Years 21-30
OPERATING												
Operating Revenues	\$39,298,308	\$40,711,573	\$42,124,838	\$43,538,104	\$44,951,378	\$46,358,902	\$47,767,625	\$4,838,276	\$11,497,639	\$8,167,957	\$16,616,712	\$24,872,219
Operating Costs	\$12,135,761	\$12,605,144	\$13,074,527	\$13,543,910	\$14,013,293	\$14,481,196	\$14,949,100	\$1,232,289	\$3,516,508	\$2,374,399	\$5,012,154	\$7,613,727
Net Operating Revenues	\$27,162,547	\$28,106,429	\$29,050,311	\$29,994,194	\$30,938,085	\$31,877,705	\$32,818,525	\$3,605,986	\$7,981,131	\$5,793,559	\$11,604,558	\$17,258,492
CAPITAL												
Revenues												
Transfer Tax (1)	\$1,057,253	\$1,085,736	\$1,114,220	\$1,142,704	\$1,171,187	\$1,197,758	\$1,226,114	\$315,642	\$614,489	\$465,066	\$645,775	\$797,044
Road Excise Tax	\$355,000	\$355,000	\$355,000	\$355,000	\$355,000	\$355,000	\$355,000	\$336,426	\$369,356	\$352,891	\$406,319	\$399,679
School Excise Tax	\$259,445	\$259,445	\$259,445	\$259,445	\$259,445	\$259,445	\$259,445	\$170,218	\$280,036	\$225,127	\$247,777	\$251,667
Total Capital Revenues	\$1,671,698	\$1,700,181	\$1,728,665	\$1,757,149	\$1,785,632	\$1,812,203	\$1,840,559	\$822,286	\$1,263,882	\$1,043,084	\$1,299,870	\$1,448,390
Costs												
HCPSS Debt Service	\$936,633	\$942,380	\$948,126	\$942,140	\$936,155	\$929,930	\$923,704	\$84,326	\$290,663	\$187,494	\$420,025	\$588,724
Community College Debt Service	\$143,145	\$149,316	\$155,487	\$161,657	\$167,828	\$173,981	\$180,133	\$11,581	\$39,827	\$25,704	\$57,544	\$89,161
Project Specific Road Capital	\$5,319,523	\$5,319,523	\$4,654,582	\$3,989,642	\$3,324,702	\$2,659,761	\$1,994,821	\$103,752	\$2,105,784	\$1,104,768	\$3,167,886	\$3,553,830
Other County Debt Service	\$1,515,208	\$1,570,140	\$1,625,071	\$1,680,003	\$1,734,935	\$1,789,792	\$1,844,650	\$150,938	\$407,224	\$279,081	\$609,481	\$937,814
Pay-As-You-Go Capital Costs	\$267,760	\$277,394	\$287,029	\$296,663	\$306,298	\$315,920	\$325,543	\$26,872	\$71,862	\$49,367	\$107,707	\$165,684
Total Capital Costs	\$8,182,270	\$8,258,753	\$7,670,295	\$7,070,106	\$6,469,917	\$5,869,384	\$5,268,851	\$377,468	\$2,915,360	\$1,646,414	\$4,362,642	\$5,335,213
Net Capital Revenues	(\$6,510,572)	(\$6,558,571)	(\$5,941,630)	(\$5,312,958)	(\$4,684,285)	(\$4,057,181)	(\$3,428,292)	\$444,819	(\$1,651,479)	(\$603,330)	(\$3,062,772)	(\$3,886,823)
TOTAL NET REVENUES	\$20,651,975	\$21,547,858	\$23,108,681	\$24,681,236	\$26,253,800	\$27,820,524	\$29,390,233	\$4,050,805	\$6,329,652	\$5,190,229	\$8,541,786	\$13,371,669

(1) Includes Transfer Tax revenues for School Land Acquisition & Construction, Park Construction & Development, Housing & Community Development. Does not include portion for the Agricultural Land Preservation Fund.

The charts below summarize these results graphically.







IV. Cost and Revenue Details for Scenario 2

A. Operating Revenues

The table below summarizes the average annual revenues for various time periods for Scenario 2. The details of this scenario are shown to demonstrate the fiscal patterns that emerge from the proposed development. The details of the other scenarios vary by magnitude as discussed earlier.

Average Annual General Fund Operating Revenues -- Scenario 2
Downtown Columbia Fiscal Impact Analysis

Category	Years 1-5		Years 1-10		Years 1-20		Years 1-30	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Real Property Tax	\$2,727,253	56.4%	\$4,754,870	58.2%	\$9,855,809	59.3%	\$14,912,581	60.0%
Personal & Corporate Property Tax	\$375,217	7.8%	\$630,746	7.7%	\$1,356,777	8.2%	\$2,078,613	8.4%
Penalties/Interest Property Taxes	\$5,340	0.1%	\$9,311	0.1%	\$19,299	0.1%	\$29,201	0.1%
Income Taxes	\$753,269	15.6%	\$1,674,208	20.5%	\$3,748,966	22.6%	\$5,811,788	23.4%
Local Recordation Tax	\$470,929	9.7%	\$524,887	6.4%	\$681,574	4.1%	\$771,713	3.1%
Hotel/Motel Tax	\$444,844	9.2%	\$444,844	5.4%	\$667,266	4.0%	\$824,444	3.3%
Admission and Amusement Tax	\$4,465	0.1%	\$9,911	0.1%	\$22,188	0.1%	\$34,380	0.1%
Highway Users' Tax	\$14,796	0.3%	\$32,840	0.4%	\$73,520	0.4%	\$113,916	0.5%
Licenses and Permits	\$5,069	0.1%	\$8,972	0.1%	\$19,462	0.1%	\$29,888	0.1%
Revenues from Other Agencies	\$13,978	0.3%	\$31,024	0.4%	\$69,455	0.4%	\$107,617	0.4%
Charges for Service	\$8,947	0.2%	\$19,859	0.2%	\$44,459	0.3%	\$68,886	0.3%
Fines and Forfeitures	\$14,169	0.3%	\$26,486	0.3%	\$57,938	0.3%	\$89,191	0.4%
TOTAL	\$4,838,276	100%	\$8,167,957	100.0%	\$16,616,712	100.0%	\$24,872,218	100.0%

Real Property Tax revenues generated from the development account for between about 56% and 60% percent of total revenues for the time periods shown. This compares to about 47% of total General Fund revenues in the current budget. The relatively higher percentage compared to the current budget results for several reasons:

- 1) ***The relatively high assessed values of the planned commercial space in Downtown Columbia.*** The average assessed value of the future commercial development in Downtown Columbia, totaling almost 6 million square feet (including the proposed hotels), is \$221 per square foot. This compares to an estimated \$102 per square foot on average for all existing commercial space in the County. Much of this includes existing manufacturing and warehouse space which is assessed at a lower rate than office and retail space, in general.
- 2) ***The ratio of commercial to residential assessment is higher in the proposed development compared to the current countywide ratio.*** Currently, residential land uses comprise 84.7% of the total assessed value in the County. Commercial land uses account for 14.3% of the total, and remaining 1.0% is from agricultural land uses. The percentages for Scenario 2 are 53% residential and 47% commercial. Hence, the future commercial development in Columbia has a relatively greater impact on the property tax base of the County compared to the current countywide average. Given that the average assessed value of the future commercial space in Downtown Columbia is higher than the current countywide average (point 1 above), this impact is all that much more pronounced.

It should be noted that the average residential assessed value for the 5,500 residential units is actually less than the current Countywide average – \$277,381 per unit for the proposed plan compared to the Countywide average of \$386,927 per unit. This lower average value is primarily a result of the product type being offered. Only condo and rental units and no townhouse or single family detached units will be built downtown. The relatively higher assessed value and percentage of commercial space in the Downtown plan compared to the Countywide average more than offsets the relatively lower residential assessed value.

**Average Assessed Values -- Scenario 2
Downtown Columbia Fiscal Impact Analysis**

	Assessed Values (per unit)	Total Units	Total Assessed Value	Percent of Total Assessed Value
RESIDENTIAL UNITS				
Market Condo Apt.	\$404,800	1,870	\$756,976,000	
MIHU Condo Apt.	\$165,100	330	\$54,483,015	
Market Rental Apt.	\$234,659	2,804	\$657,984,857	
MIHU Rental Apt.	\$113,212	496	\$56,153,095	
TOTAL		5,500	\$1,525,596,967	53%
Average Assessed Value per Unit =====>			\$277,381	
NON-RESIDENTIAL				
Office (per SF)	\$203	4,300,000	\$872,900,000	
Retail (per SF)	\$293	1,250,000	\$366,250,000	
Hotel (per SF)	\$195	448,640	\$87,587,840	
TOTAL		5,998,640	\$1,326,737,840	47%
Average Assessed Value per SF =====>			\$221	
TOTAL ASSESSED VALUE (RES AND NON-RES)			\$2,852,334,807	100%

**Average Assessed Values - Countywide in FY10
Downtown Columbia Fiscal Impact Analysis**

Real Property Type	Assessed Value (1)	Percent	Current Base (Units and SF) (2)	Average Assessed Value per Unit
Residential	\$40,940,306,492	84.7%	105,809	\$386,927 per unit
Commercial	\$6,921,668,062	14.3%	67,747,960	\$102 per SF
Agriculture	\$496,292,547	1.0%		
Total	\$48,358,267,101	100.0%		

(1) Source of assessed valuation from Howard County Budget Office.

(2) Commercial square feet estimated based on jobs by type - See Supporting Documentation section in the Costs and Revenues Assumption Document

The second greatest revenue source is from the local income tax at about 16% to 23% of total revenues depending on the time period. Currently, income taxes account for close to 37% of General Fund revenues. Income tax revenues are relatively lower for the proposed development in Downtown Columbia given the mortgage deductions afforded to new construction. This lower percentage from income taxes is also due to the fact that the percentage from property taxes is higher.

Local recordation taxes (9.7% to 3.1%) and personal and corporate property taxes (7.8% to 8.4%) also generate significant income. All remaining revenue sources account for the remaining 5.9% to 10.6% of General Fund revenues generated from the project, depending on the time period analyzed.

B. Operating Costs

The table below shows the operating cost details for Scenario 2.

Average Annual General Fund Operating Costs - Scenario 2
Downtown Columbia Fiscal Impact Analysis

Category	Years 1-5		Years 1-10		Years 1-20		Years 1-30	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Board of Education - HCPSS	\$279,266	22.7%	\$620,934	26.2%	\$1,391,016	27.8%	\$2,156,685	28.3%
Community College	\$56,253	4.6%	\$124,858	5.3%	\$279,522	5.6%	\$433,105	5.7%
Libraries	\$34,056	2.8%	\$75,589	3.2%	\$169,223	3.4%	\$262,202	3.4%
Police	\$506,354	41.1%	\$824,033	34.7%	\$1,626,851	32.5%	\$2,429,452	31.9%
Corrections	\$29,723	2.4%	\$65,973	2.8%	\$147,695	2.9%	\$228,846	3.0%
Public Works	\$97,272	7.9%	\$189,665	8.0%	\$347,935	6.9%	\$480,838	6.3%
Soil Conservation	\$2,619	0.2%	\$4,780	0.2%	\$10,417	0.2%	\$16,020	0.2%
Recreation and Parks	\$29,112	2.4%	\$64,616	2.7%	\$144,657	2.9%	\$224,139	2.9%
Citizen Services	\$17,324	1.4%	\$38,453	1.6%	\$86,086	1.7%	\$133,385	1.8%
Transportation Services/Coordination	\$17,249	1.4%	\$38,286	1.6%	\$85,712	1.7%	\$132,806	1.7%
Health & Mental Hygiene	\$20,584	1.7%	\$45,688	1.9%	\$102,283	2.0%	\$158,483	2.1%
Social Services	\$1,305	0.1%	\$2,896	0.1%	\$6,482	0.1%	\$10,044	0.1%
Other Community Services	\$13,003	1.1%	\$28,862	1.2%	\$64,614	1.3%	\$100,115	1.3%
County Council	\$11,197	0.9%	\$20,432	0.9%	\$44,531	0.9%	\$68,482	0.9%
Other Legislative and Judicial	\$38,263	3.1%	\$84,928	3.6%	\$190,130	3.8%	\$294,597	3.9%
Office of County Executive	\$4,891	0.4%	\$8,925	0.4%	\$19,452	0.4%	\$29,914	0.4%
County Administration	\$34,202	2.8%	\$62,412	2.6%	\$136,030	2.7%	\$209,192	2.7%
Finance	\$21,529	1.7%	\$39,286	1.7%	\$85,625	1.7%	\$131,677	1.7%
Technology & Comm. Services	\$1,967	0.2%	\$4,366	0.2%	\$9,775	0.2%	\$15,145	0.2%
Other General Government	\$16,121	1.3%	\$29,417	1.2%	\$64,116	1.3%	\$98,599	1.3%
TOTAL	\$1,232,289	100.0%	\$2,374,399	100.0%	\$5,012,154	100.0%	\$7,613,727	100.0%

Average annual costs are shown for various time periods. As indicated in the table, operating costs for the Howard County Public School system (HCPSS) for Scenario 2 account for about 23% of the total General Fund operating budget in the first five years and increase to 28% of total costs for years 1 to 30 on average. This is less than the current FY10 operating budget, where 56% of total costs are for school system operations and reflects the relatively lower student yields assumed in Downtown Columbia based on current service levels.

The Police budget represents 32% of total General Fund costs on average over 30 years. For the current FY10 budget, Police costs amount to 10% of the total. This relatively higher percentage under the proposed downtown development compared to the current budget is primarily due to the lower percentage of HCPSS costs as well as relatively high levels of retail and office development which generates a large daytime population.

Public Works represents about 6.3% of the total costs on average over 30 years, compared to 5.0% in the FY10 budget. The remaining 30% of costs are split among all the other categories

ranging from a low of 0.2% of the total budget for the Soil Conservation District to a high of 5.6% for the Howard County Community College operations.

C. Capital Revenues

The table below summarizes the average annual excise and transfer tax revenues for various time periods for Scenario 2. School and road excise taxes are based on new construction and generate a significant amount of revenues which are used to help pay off bonds for new capacity enhancing school and road capital facilities. The transfer tax has dedicated components as indicated in the table and is also used to help pay off associated capital expenditures. Over the 30 year time period, transfer taxes account for 62% of these revenues and excise taxes account for 38%.

Average Annual Excise and Transfer Tax Revenues - Scenario 2
Downtown Columbia Fiscal Impact Analysis

Category	Years 1-5		Years 1-10		Years 1-20		Years 1-30	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Transfer Tax								
School Land Acquisition and Construction	\$105,214	11.3%	\$155,022	12.9%	\$215,258	14.2%	\$265,681	15.5%
Park Construction and Development	\$105,214	11.3%	\$155,022	12.9%	\$215,258	14.2%	\$265,681	15.5%
Agricultural Land Preservation (1)	\$105,214	11.3%	\$155,022	12.9%	\$215,258	14.2%	\$265,681	15.5%
Housing and Community Development	\$52,607	5.7%	\$77,511	6.5%	\$107,629	7.1%	\$132,841	7.8%
Fire and Rescue Capital Equipment	\$52,607	5.7%	\$77,511	6.5%	\$107,629	7.1%	\$132,841	7.8%
Total Transfer Tax	\$420,856	45.4%	\$620,088	51.8%	\$861,033	56.8%	\$1,062,725	62.0%
Excise Taxes								
Road Excise Tax								
Residential	\$141,848	15.3%	\$187,606	15.7%	\$206,481	13.6%	\$209,722	12.2%
Nonresidential	\$194,577	21.0%	\$165,285	13.8%	\$199,838	13.2%	\$189,957	11.1%
Subtotal	\$336,426	36.3%	\$352,891	29.5%	\$406,319	26.8%	\$399,679	23.3%
School Excise Tax								
Residential	\$170,218	18.4%	\$225,127	18.8%	\$247,777	16.4%	\$251,667	14.7%
Total Excise Tax	\$506,644	54.6%	\$578,018	48.2%	\$654,096	43.2%	\$651,346	38.0%
TOTAL TRANSFER AND EXCISE	\$927,500	100.0%	\$1,198,106	100.0%	\$1,515,129	100.0%	\$1,714,071	100.0%

(1) Note that although revenues for Ag Land Preservation are generated they are not included in the fiscal analysis results since the Ag Fund is not being analyzed. Revenues for the other components of the transfer tax are used to pay off associated debt.

D. Capital Costs

1. Howard County Public School System Capital Costs

The table below summarizes the debt service necessary to pay for additional school facilities associated with Scenario 2.

Total capital costs for school construction for the Scenario 2 over 30 years amount to \$16.1 million. This is based on 5,500 additional dwelling units generating 468 students (shown in the second table on the following page) assuming current student generation rates by unit type using

current levels of service. This equates to an average capital cost of about \$34,373 per new student.¹ Total debt service paid annually over 30 years is almost \$17.7 million.

Note that debt service for the Howard County Community College is also included in the model. The average annual as well as the annual results for this cost are shown in the table on Page 12.

HCPSS Capital Costs - Scenario 2
Downtown Columbia Fiscal Impact Analysis

Debt Service	
Bond Percent ==>	5.25%
Term ==>	20 years

Student Generation Rates Used			
	Elem.	Middle	High
Market Condo Apt.	0.047	0.017	0.021
MIHU Condo Apt.	0.047	0.017	0.021
Middle Condo Apt.	0.047	0.017	0.021
Market	0.047	0.017	0.021
MIHU	0.047	0.017	0.021
Middle	0.047	0.017	0.021

Year->	Base 2011	1 2012	2 2013	3 2014	4 2015	5 2016	6 2017	7 2018	8 2019	9 2020	10 2021	11 2022	12 2023	13 2024	14 2025	15 2026
Total Bonds ==>		\$333,054	\$333,054	\$333,054	\$333,054	\$482,052	\$482,052	\$625,207	\$625,207	\$625,207	\$625,207	\$575,541	\$575,541	\$575,541	\$575,541	\$575,541
Year	DEBT SERVICE SCHEDULE BELOW															
2011																
2012		\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295
2013			\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295
2014				\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295
2015					\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295
2016						\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505
2017							\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505
2018								\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237
2019									\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237
2020										\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237
2021											\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237
2022												\$47,167	\$47,167	\$47,167	\$47,167	\$47,167
2023													\$47,167	\$47,167	\$47,167	\$47,167
2024														\$47,167	\$47,167	\$47,167
2025															\$47,167	\$47,167
2026																\$47,167
2027																
2028																
2029																
2030																
2031																
2032																
2033																
2034																
2035																
2036																
2037																
2038																
2039																
2040																
2041																
DEBT SERVICE		\$27,295	\$54,589	\$81,884	\$109,178	\$148,683	\$188,189	\$239,426	\$290,663	\$341,900	\$393,137	\$440,304	\$487,471	\$534,638	\$581,805	\$628,971

¹ Refer to the [Cost, Revenues & Development Assumptions Document](#) for details on student yields and school capital costs by residential unit type and by school type.

School Capital Costs - Scenario 2
Downtown Columbia Fiscal Impact Analysis

Year-->	16 2027	17 2028	18 2029	19 2030	20 2031	21 2032	22 2033	23 2034	24 2035	25 2036	26 2037	27 2038	28 2039	29 2040	30 2041	TOTAL
Total Bonds ==>	\$575,541	\$575,541	\$575,541	\$575,541	\$575,541	\$552,168	\$552,168	\$552,168	\$552,168	\$552,168	\$552,168	\$552,168	\$552,168	\$549,247	\$549,247	\$16,068,393
Year																
2011																
2012	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$27,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$39,505	\$0	\$0	\$0	\$0	\$0	\$0
2018	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$0	\$0	\$0	\$0	\$0
2019	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$0	\$0	\$0	\$0
2020	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$0	\$0	\$0
2021	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$51,237	\$0	\$0
2022	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167
2023	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167
2024	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167
2025	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167
2026	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167
2027	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167
2028		\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167
2029			\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167
2030				\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167
2031					\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167	\$47,167
2032						\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251
2033							\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251
2034								\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251
2035									\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251
2036										\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251
2037											\$45,251	\$45,251	\$45,251	\$45,251	\$45,251	\$45,251
2038												\$45,251	\$45,251	\$45,251	\$45,251	\$45,251
2039													\$45,251	\$45,251	\$45,251	\$45,251
2040														\$45,012	\$45,012	\$45,012
2041															\$45,012	\$45,012
DEBT SERVICE	\$676,138	\$723,305	\$770,472	\$817,639	\$864,806	\$882,763	\$900,720	\$918,677	\$936,633	\$942,380	\$948,126	\$942,140	\$936,155	\$929,930	\$923,704	\$17,661,718

Student Enrollment Projections
Downtown Columbia Fiscal Impact Analysis

YEAR ==>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Category	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
RESIDENTIAL UNITS																
Market Condo Apt.	3.3	3.3	3.3	3.3	4.8	4.8	6.2	6.2	6.2	6.2	5.7	5.7	5.7	5.7	5.7	5.7
MIHU Condo Apt.	0.6	0.6	0.6	0.6	0.9	0.9	1.1	1.1	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0
Market Rental Apt.	4.9	4.9	4.9	4.9	7.1	7.1	9.3	9.3	9.3	9.3	8.5	8.5	8.5	8.5	8.5	8.5
MIHU Rental Apt.	0.9	0.9	0.9	0.9	1.3	1.3	1.6	1.6	1.6	1.6	1.5	1.5	1.5	1.5	1.5	1.5
TOTAL	9.7	9.7	9.7	9.7	14.0	14.0	18.2	18.2	18.2	18.2	16.7	16.7	16.7	16.7	16.7	16.7
CUMULATIVE TOTAL	10	19	29	39	53	67	85	103	121	140	156	173	190	207	223	240

YEAR ==>	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Category	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
RESIDENTIAL UNITS															
Market Condo Apt.	5.7	5.7	5.7	5.7	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	159
MIHU Condo Apt.	1.0	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	28
Market Rental Apt.	8.5	8.5	8.5	8.5	8.2	8.2	8.2	8.2	8.2	8.2	8.2	8.2	8.2	8.2	238
MIHU Rental Apt.	1.5	1.5	1.5	1.5	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	42
TOTAL	16.7	16.7	16.7	16.7	16.1	16.1	16.1	16.1	16.1	16.1	16.1	16.1	16.0	16.0	468
CUMULATIVE TOTAL	257	274	290	307	323	339	355	371	387	403	419	436	452	468	

2. Major Road Capital Costs

The table below summarizes the debt service necessary to pay for the major road improvements associated with the project.

Major County Road Capital Improvements
Downtown Columbia Fiscal Impact Analysis

Debt Service	
Bond Percent ==>	5.25%
Term ==>	20 years

Year->	Base 2011	1 2012	2 2013	3 2014	4 2015	5 2016	6 2017	7 2018	8 2019	9 2020	10 2021	11 2022	12 2023	13 2024	14 2025	15 2026	16 2027	17 2028
Total Bonds ==>	\$914,000	\$440,000	\$0	\$0	\$0	\$8,113,750	\$8,113,750	\$8,113,750	\$8,113,750	\$8,113,750	\$8,113,750	\$8,113,750	\$8,113,750	\$8,113,750	\$0	\$0	\$0	\$0

Year	DEBT SERVICE SCHEDULE BELOW																	
2011																		
2012	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904	\$74,904
2013		\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059	\$36,059
2014		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017						\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2018						\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2019							\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2020								\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2021									\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2022										\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2023											\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2024												\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2025													\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2026														\$0	\$0	\$0	\$0	\$0
2027																\$0	\$0	\$0
2028																	\$0	\$0
2029																		\$0
2030																		
2031																		
2032																		
2033																		
2034																		
2035																		
2036																		
2037																		
2038																		
2039																		
2040																		
2041																		
DEBT SERVICE	\$74,904	\$110,963	\$110,963	\$110,963	\$110,963	\$775,904	\$1,440,844	\$2,105,784	\$2,770,725	\$3,435,665	\$4,100,605	\$4,765,546	\$5,430,486	\$5,430,486	\$5,430,486	\$5,430,486	\$5,430,486	\$5,430,486

Year->	Base 2011	18 2029	19 2030	20 2031	21 2032	22 2033	23 2034	24 2035	25 2036	26 2037	27 2038	28 2039	29 2040	30 2041
Total Bonds ==>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Year														
2011														
2012	\$74,904	\$74,904	\$74,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013	\$36,059	\$36,059	\$36,059	\$36,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$0	\$0	\$0	\$0	\$0
2018	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$0	\$0	\$0	\$0
2019	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$0	\$0	\$0
2020	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$0	\$0
2021	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$0
2022	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2023	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2024	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940	\$664,940
2025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2030		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2031			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2032				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2033					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2034						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2035							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2036								\$0	\$0	\$0	\$0	\$0	\$0	\$0
2037									\$0	\$0	\$0	\$0	\$0	\$0
2038										\$0	\$0	\$0	\$0	\$0
2039											\$0	\$0	\$0	\$0
2040												\$0	\$0	\$0
2041													\$0	\$0
DEBT SERVICE	\$5,430,486	\$5,430,486	\$5,430,486	\$5,355,582	\$5,319,523	\$5,319,523	\$5,319,523	\$5,319,523	\$5,319,523	\$4,654,582	\$3,989,642	\$3,324,702	\$2,659,761	\$1,994,821

These road improvements are discussed in the Cost, Revenues & Development Assumptions Document and are those required specifically to mitigate traffic congestion associated with the further development of Downtown Columbia.

A total of close to \$66.3 million in County capital expenditures is assumed. Over 30 years, the total debt service amounts to almost \$107 million.

3. Other Capital Costs

The table below summarizes the average annual capital costs for various time periods for Scenario 2. Over the 30 year analysis time period an average of about \$1.1 million annually is projected to be spent on these cost. This includes \$938,000 in debt service costs and \$166,000 in annual pay as you go capital expenditures. As indicated in the Cost, Revenues & Development Assumptions Document these other capital cost projections are based on the current debt and pay-as-you go expenditure levels in the County. This results in a proportionate fair-share cost associated with the Downtown Columbia development.

Average Annual Other Capital Costs Downtown Columbia Fiscal Impact Analysis

Category	Years 1-5		Years 1-10		Years 1-20		Years 1-30	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
DEBT SERVICE								
General County	\$108,541	61.0%	\$198,066	60.3%	\$431,691	60.2%	\$663,870	60.2%
Storm Drain	\$6,478	3.6%	\$11,821	3.6%	\$25,764	3.6%	\$39,621	3.6%
DILP Technology	\$2,431	1.4%	\$4,437	1.4%	\$9,670	1.3%	\$14,872	1.3%
Fire Department	\$5,403	3.0%	\$9,859	3.0%	\$21,489	3.0%	\$33,046	3.0%
Community Renewal	\$2,176	1.2%	\$4,829	1.5%	\$10,811	1.5%	\$16,751	1.5%
Police Department	\$4,027	2.3%	\$7,348	2.2%	\$16,015	2.2%	\$24,629	2.2%
Parks and Recreation	\$7,067	4.0%	\$15,685	4.8%	\$35,114	4.9%	\$54,408	4.9%
Road Excise Bonds	\$14,816	8.3%	\$27,036	8.2%	\$58,925	8.2%	\$90,617	8.2%
Total	\$150,938	84.9%	\$279,081	85.0%	\$609,481	85.0%	\$937,814	85.0%
PAY-AS-YOU-GO								
Private Sewer	\$840	0.5%	\$1,864	0.6%	\$4,173	0.6%	\$6,465	0.6%
Road Resurfacing	\$14,249	8.0%	\$26,002	7.9%	\$56,672	7.9%	\$87,153	7.9%
General County Projects	\$2,289	1.3%	\$4,178	1.3%	\$9,105	1.3%	\$14,003	1.3%
Bus Purchases	\$9,493	5.3%	\$17,323	5.3%	\$37,756	5.3%	\$58,063	5.3%
Total	\$26,872	15.1%	\$49,367	15.0%	\$107,707	15.0%	\$165,684	15.0%
GRAND TOTAL	\$177,810	100.0%	\$328,448	100.0%	\$717,188	100.0%	\$1,103,497	100.0%